BILL GARRETT, Davidson County
Trans:T20140038464 DEEDWARR
Recvd: 06/02/14 15:35 2 pgs
Fees:13.00 Taxes:536.50

20140602-0047482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TM Investment, L.L.C., a Tennessee limited liability company	Same as new owner	M/P 72-13-381 & 72-13-382
(NAME)	(NAME)	
7035 Stone Run Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billy Hunter and wife, Sharon Hunter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TM Investment, L.L.C., a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT ONE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 23, ON THE MAP OF TREVECCA SUBDIVISION OF RENRAW OF RECORD IN BOOK 421, PAGES 72 AND 73, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE GALLATIN PIKE AND DOUGLAS AVENUE; THENCE WITH THE MARGIN OF DOUGLAS AVENUE, WESTERLY 110 FEET TO A STAKE; THENCE NORTHERLY 79-1/2 FEET TO THE LINE BETWEEN LOTS NOS. 22 AND 23; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 110 FEET TO THE WESTERLY MARGIN OF THE GALLATIN PIKE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 46 FEET 2 INCHES TO THE BEGINNING.

TRACT TWO:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 23 ON THE MAP OF TREVECCA SUBDIVISION OF RENRAW, AS OF RECORD IN BOOK 421, PAGES 72 AND 73, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF DOUGLAS AVENUE AT A POINT 110 FEET WESTERLY FROM THE WESTERLY MARGIN OF THE GALLATIN ROAD, BEING R. H. WRIGHT'S SOUTHWEST CORNER; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTERLY 68 FEET 10 INCHES TO THE SOUTHWEST CORNER OF SAID LOT NO. 23 ON THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTHERLY 100 FEET TO THE CORNER OF LOTS NOS. 22 AND 23 ON SAID PLAN; THENCE EASTERLY WITH THE LINE BETWEEN SAID TWO LOTS, 60 FEET TO SAID WRIGHT'S NORTHWEST CORNER; THENCE WITH HIS WESTERLY LINE, SOUTHERLY 79 1/2 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BILLY HUNTER AND WIFE, SHARON D. HUNTER BY DEED FROM BENNETT ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 200303030027247, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1300 Gallatin Avenue/1023 W. Douglas Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of May, 2014.

Billy Hunter

Sharon Hunter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Hunter and wife, Sharon D. Hunter, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2014.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072